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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 11<sup>th</sup> October 2025**



**HALL FARM CRESCENT, YATELEY, GU46**

**Avocado Property**

07545 349240

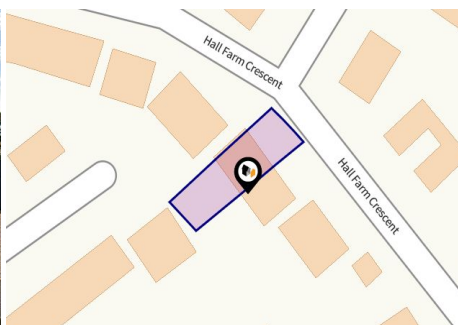
[ollie@avocadopropertyagents.co.uk](mailto:ollie@avocadopropertyagents.co.uk)

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# Property Overview



## Property

Type:	Semi-Detached
Bedrooms:	3
Floor Area:	850 ft <sup>2</sup> / 79 m <sup>2</sup>
Plot Area:	0.09 acres
Year Built :	1950-1966
Council Tax :	Band D
Annual Estimate:	£2,285
Title Number:	HP431367

Tenure: Freehold

## Local Area

Local Authority:	Hart
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds  
(Standard - Superfast - Ultrafast)

14	61	1000
mb/s	mb/s	mb/s

Mobile Coverage:  
(based on calls indoors)

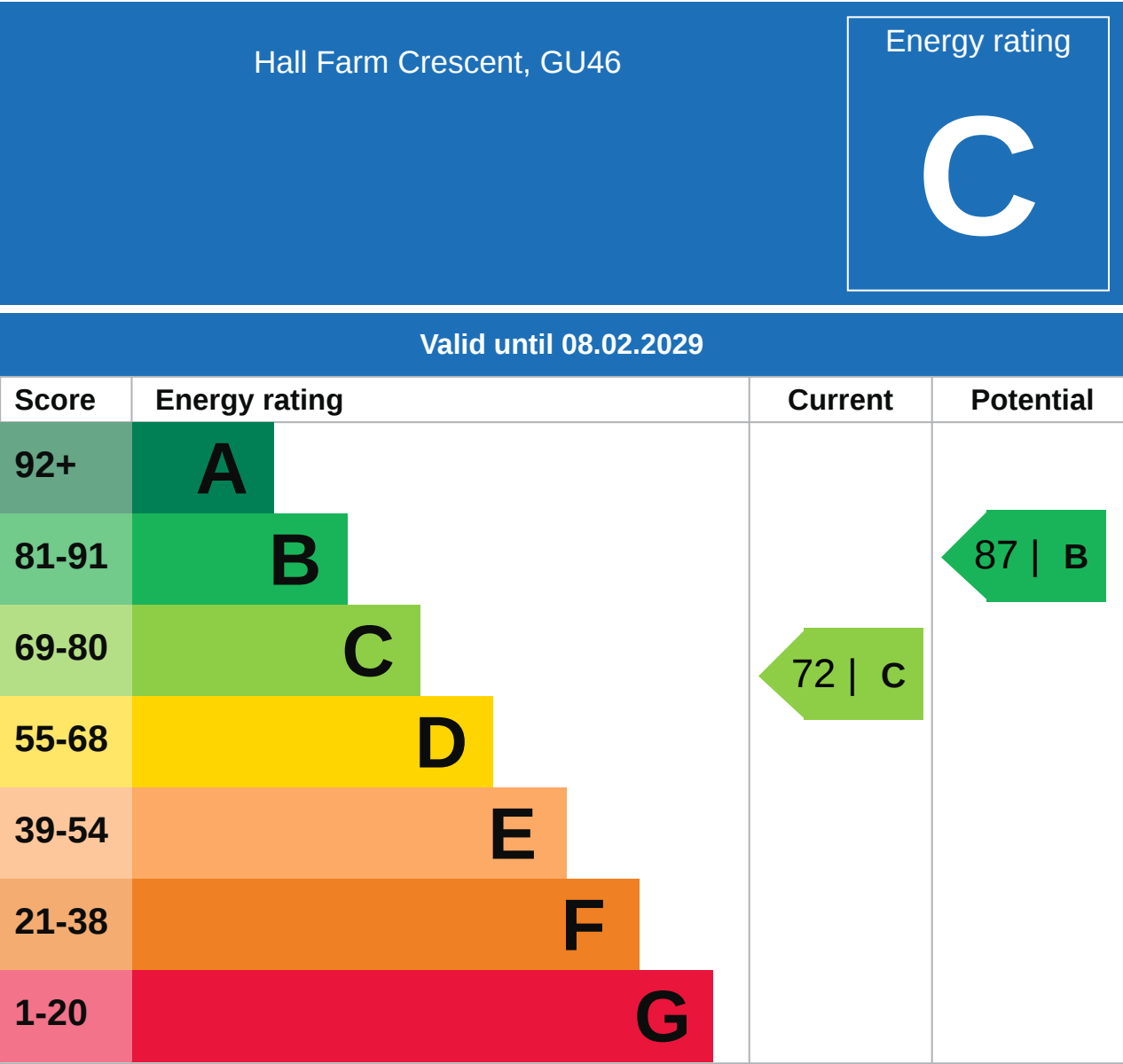


Satellite/Fibre TV Availability:



# Property

## EPC - Certificate



# Property

## EPC - Additional Data



### Additional EPC Data

---

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 70% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	79 m <sup>2</sup>

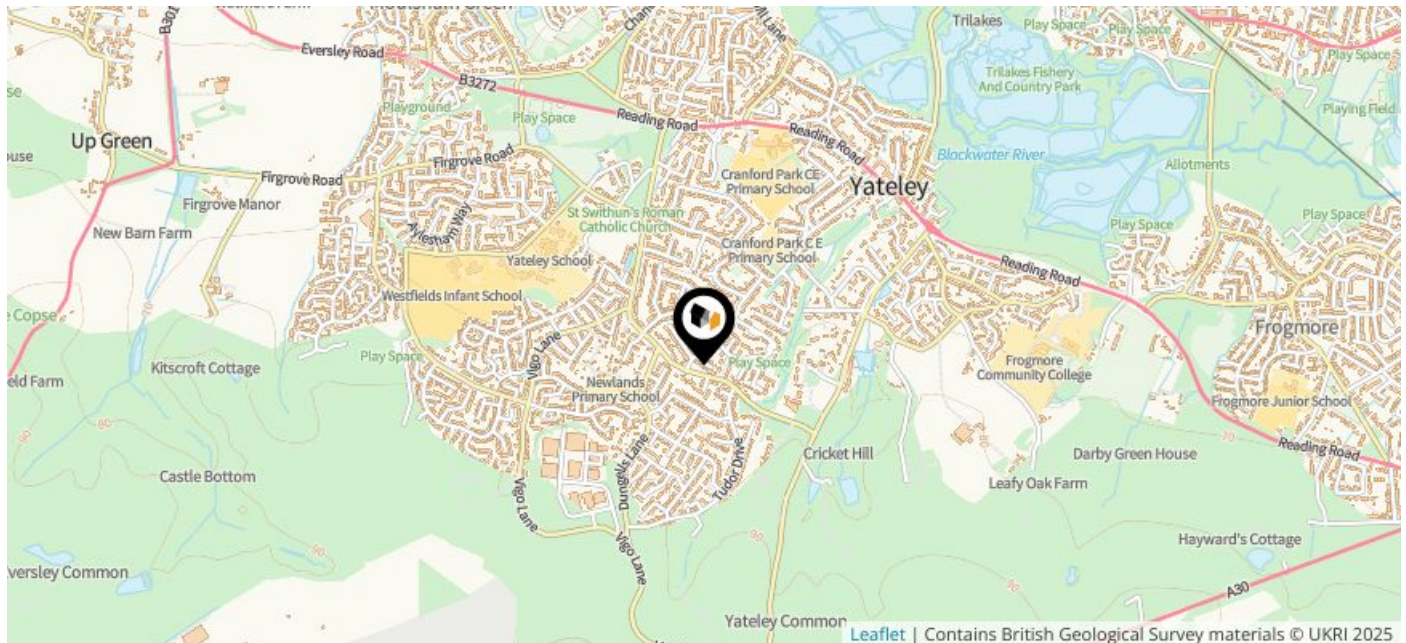


# Maps

## Coal Mining



This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

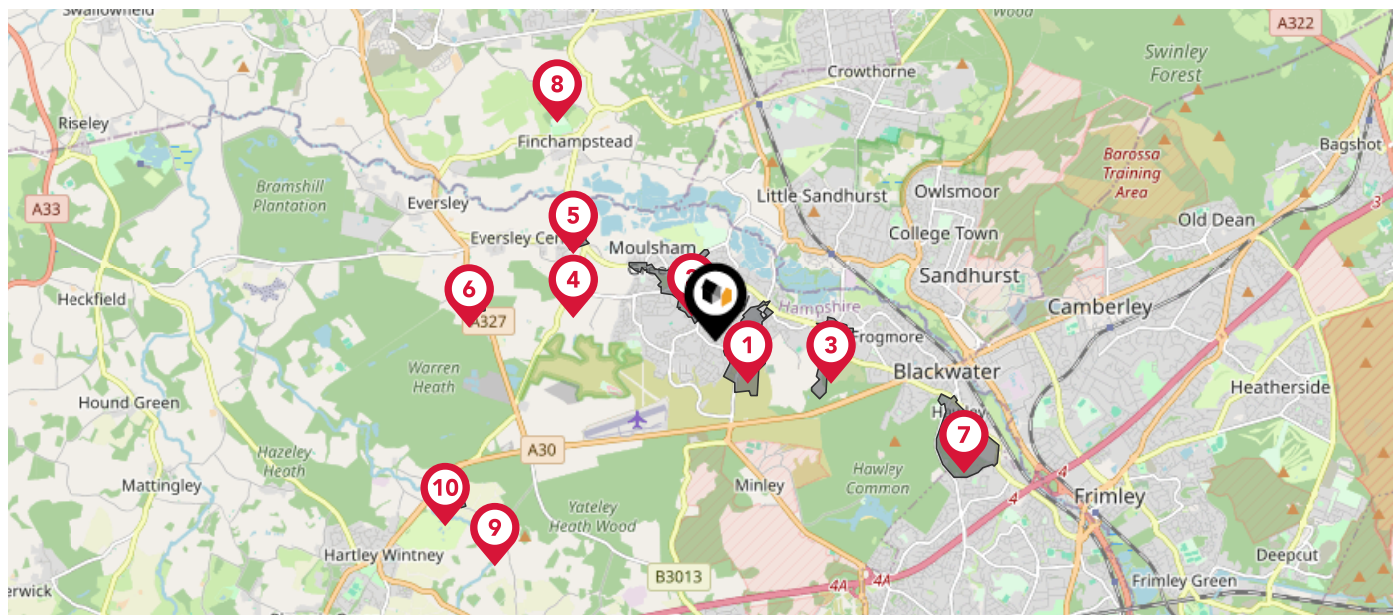
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

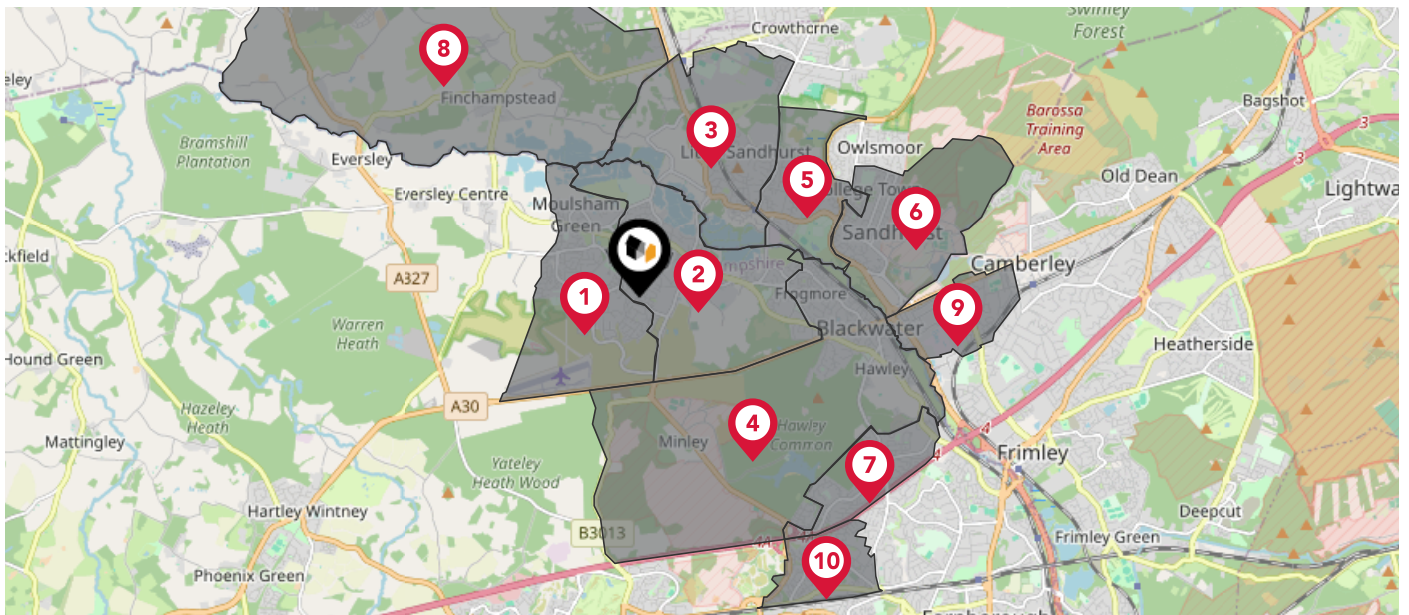
- 1 Cricket Hill
- 2 Yateley Green
- 3 Darby Green Yateley
- 4 Up Green
- 5 Eversley Cross
- 6 Eversley Church Farm
- 7 Hawley Park and Green
- 8 Finchampstead Church
- 9 Elvetham Farm
- 10 Hartfordbridge

# Maps











## Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Yateley West Ward
-  Yateley East Ward
-  Little Sandhurst and Wellington Ward
-  Blackwater and Hawley Ward
-  Central Sandhurst Ward
-  College Town Ward
-  Fernhill Ward
-  Finchampstead South Ward
-  St. Michaels Ward
-  St. John's Ward

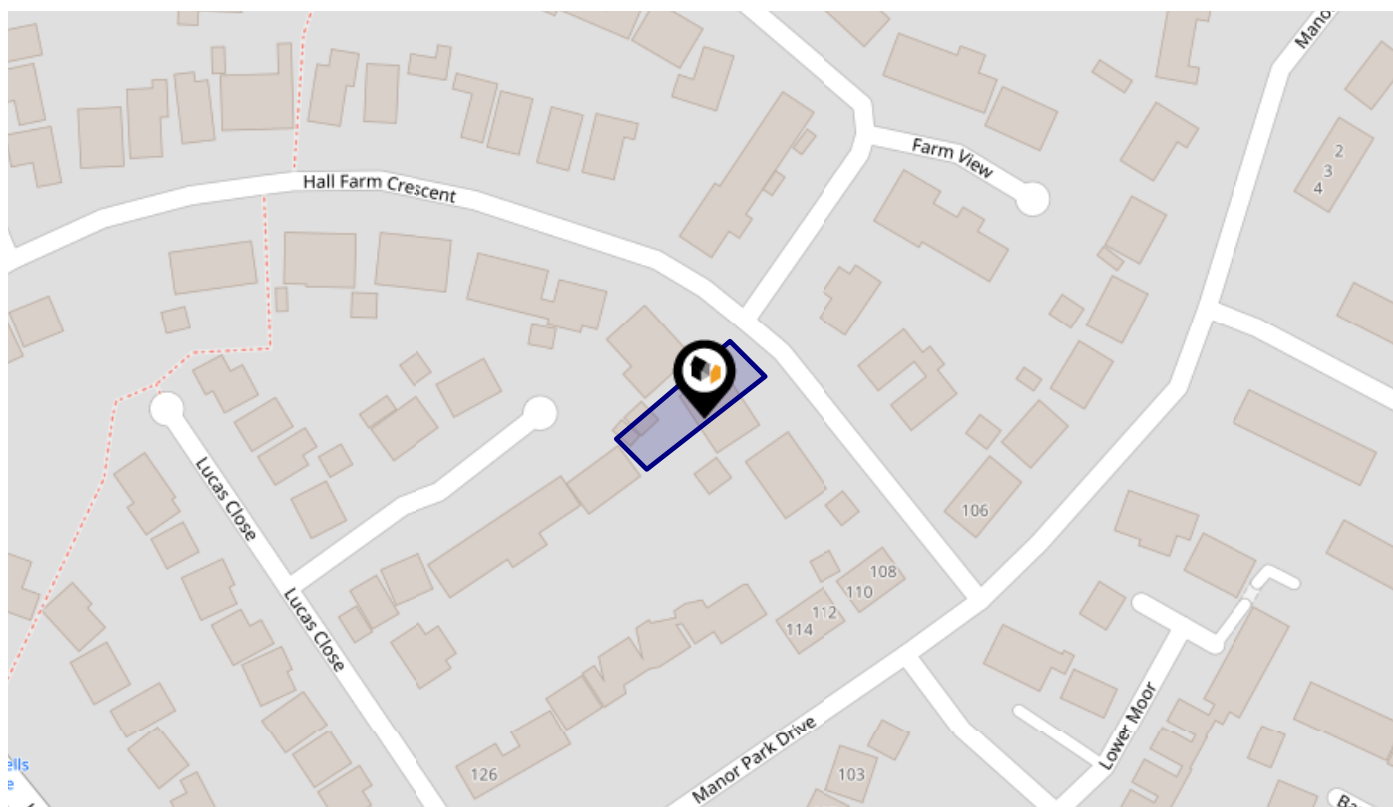


# Maps

## Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

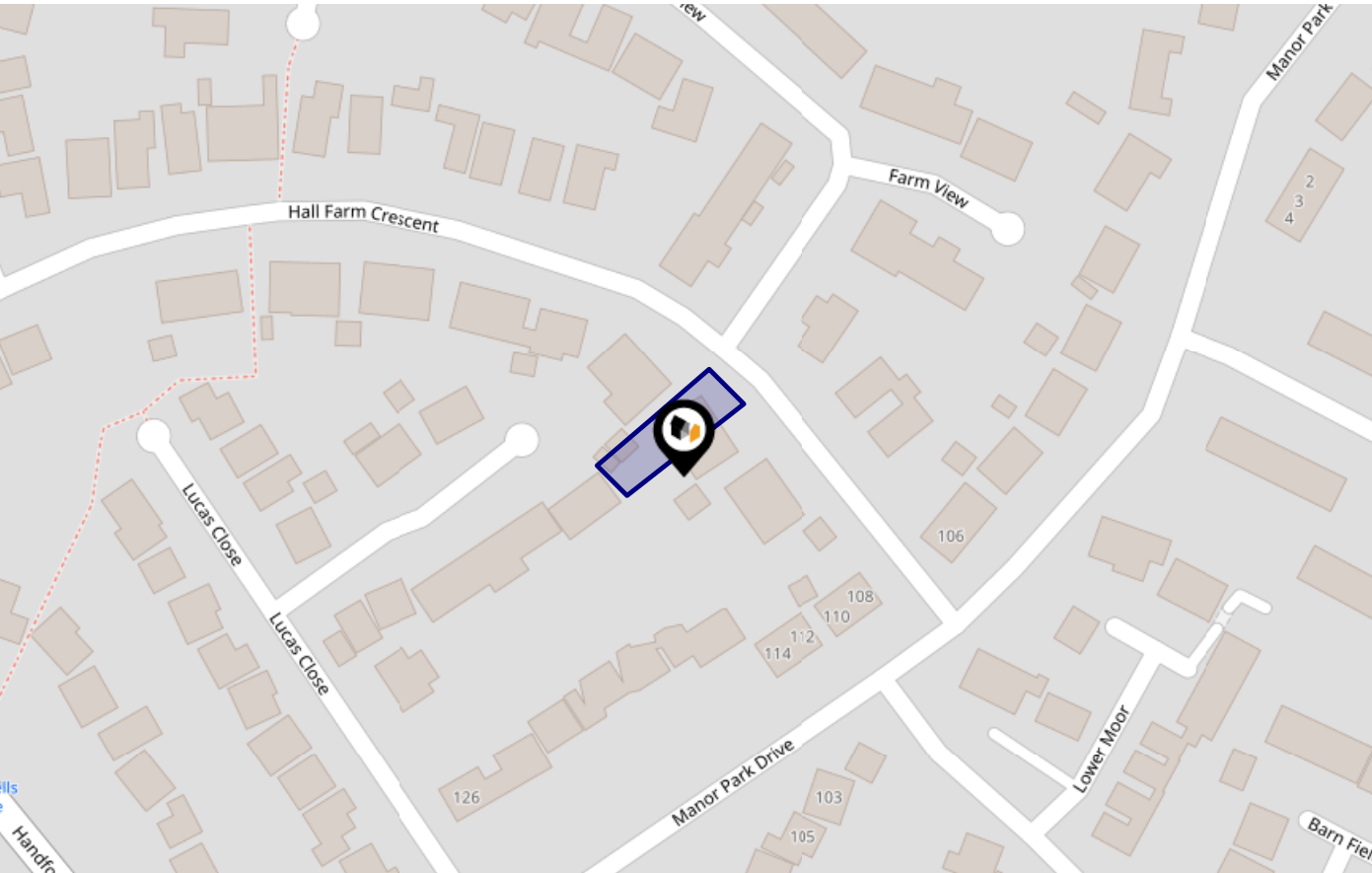


# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

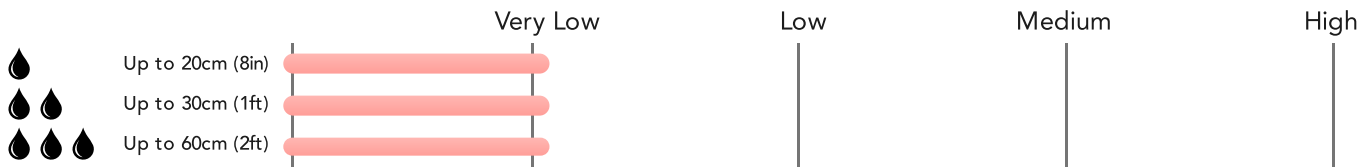


**Risk Rating: Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

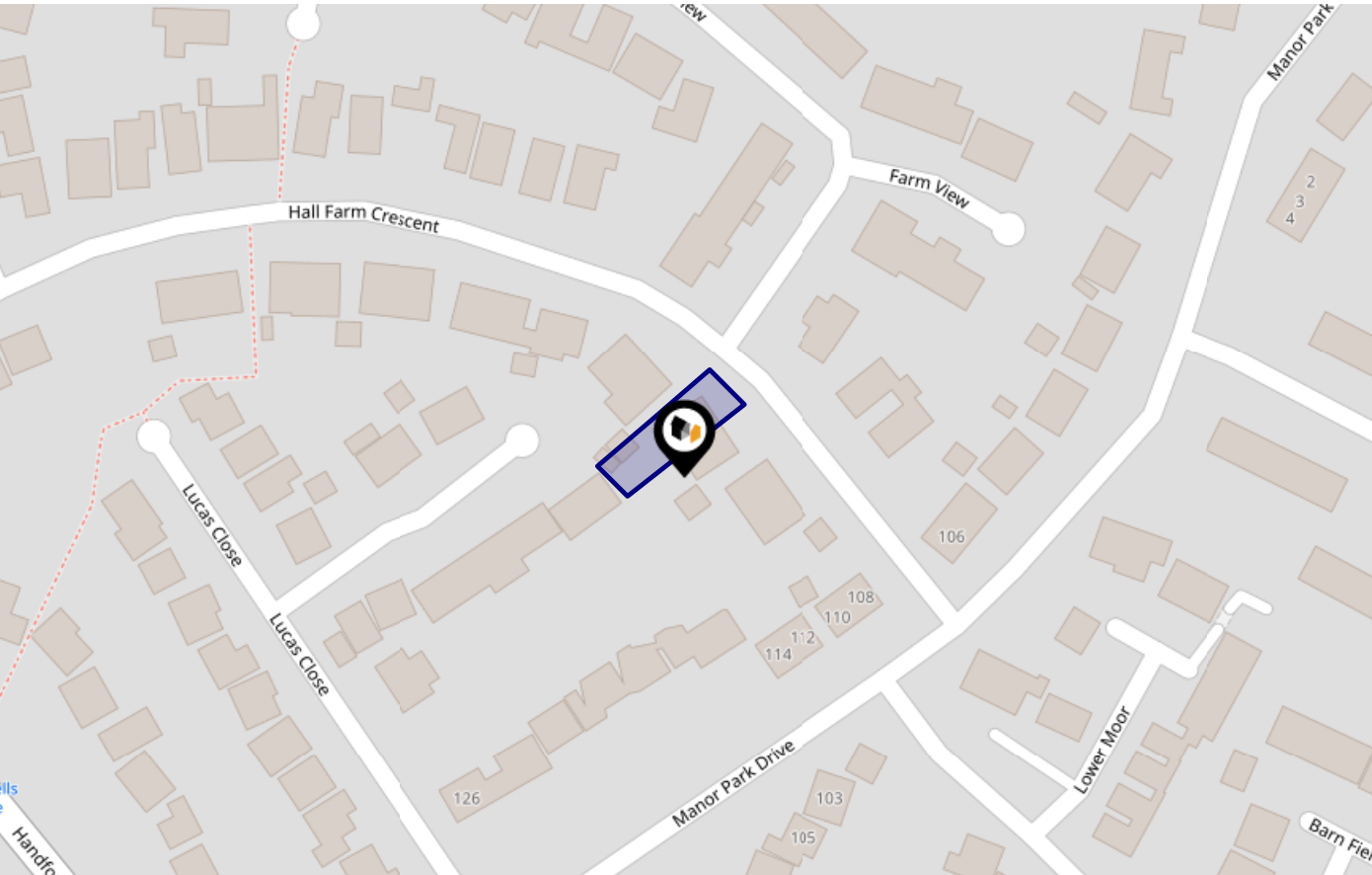


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

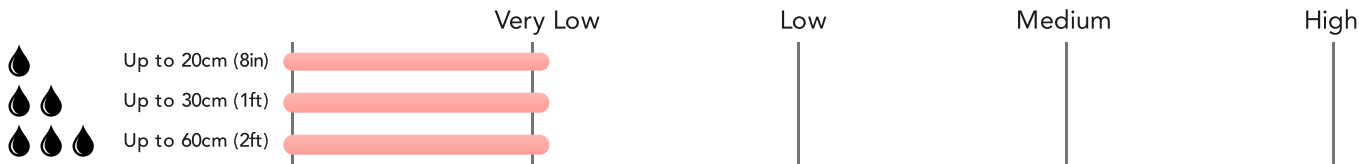


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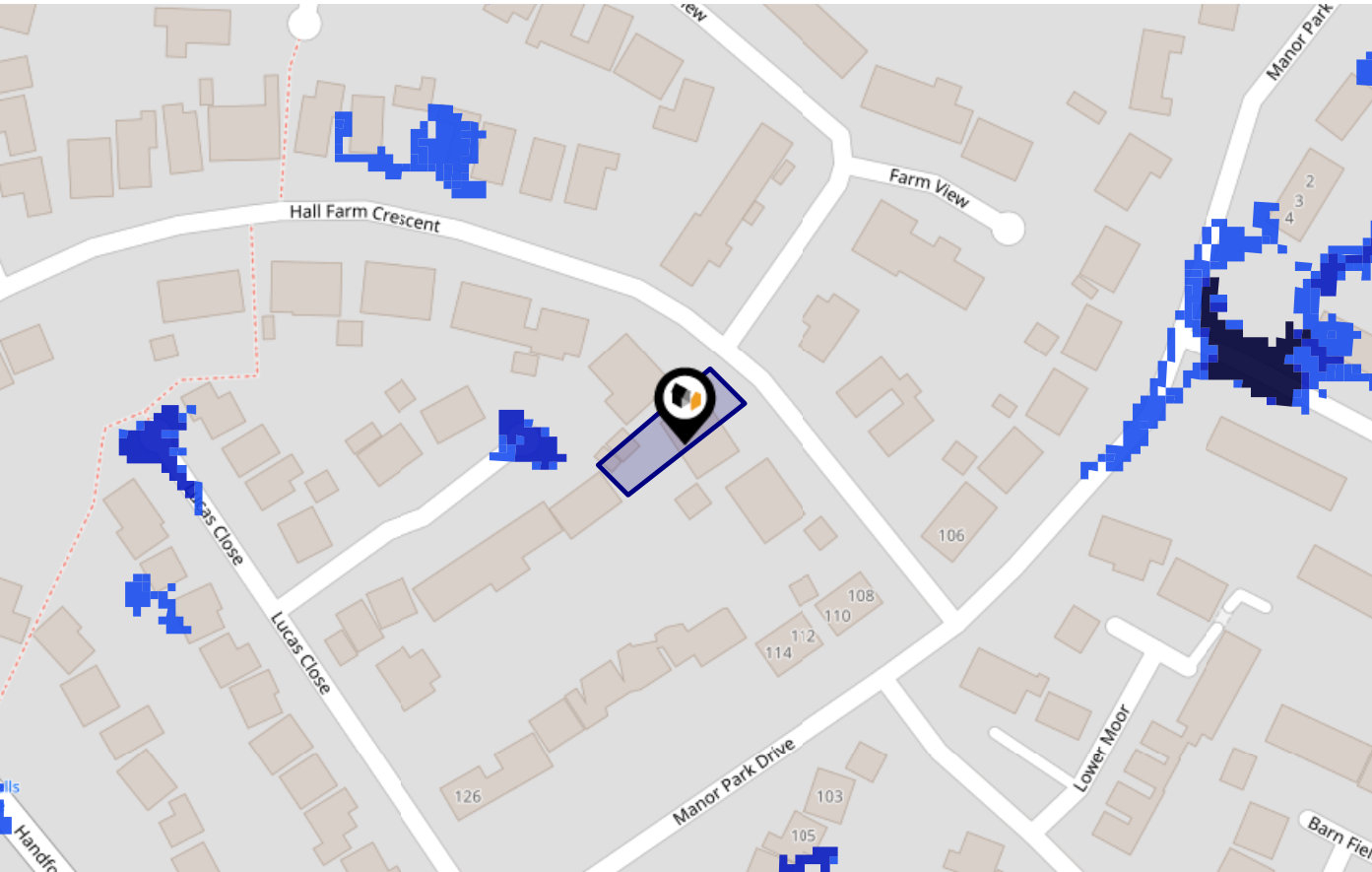


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

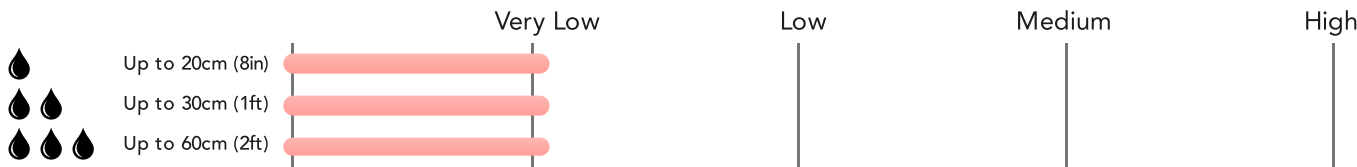


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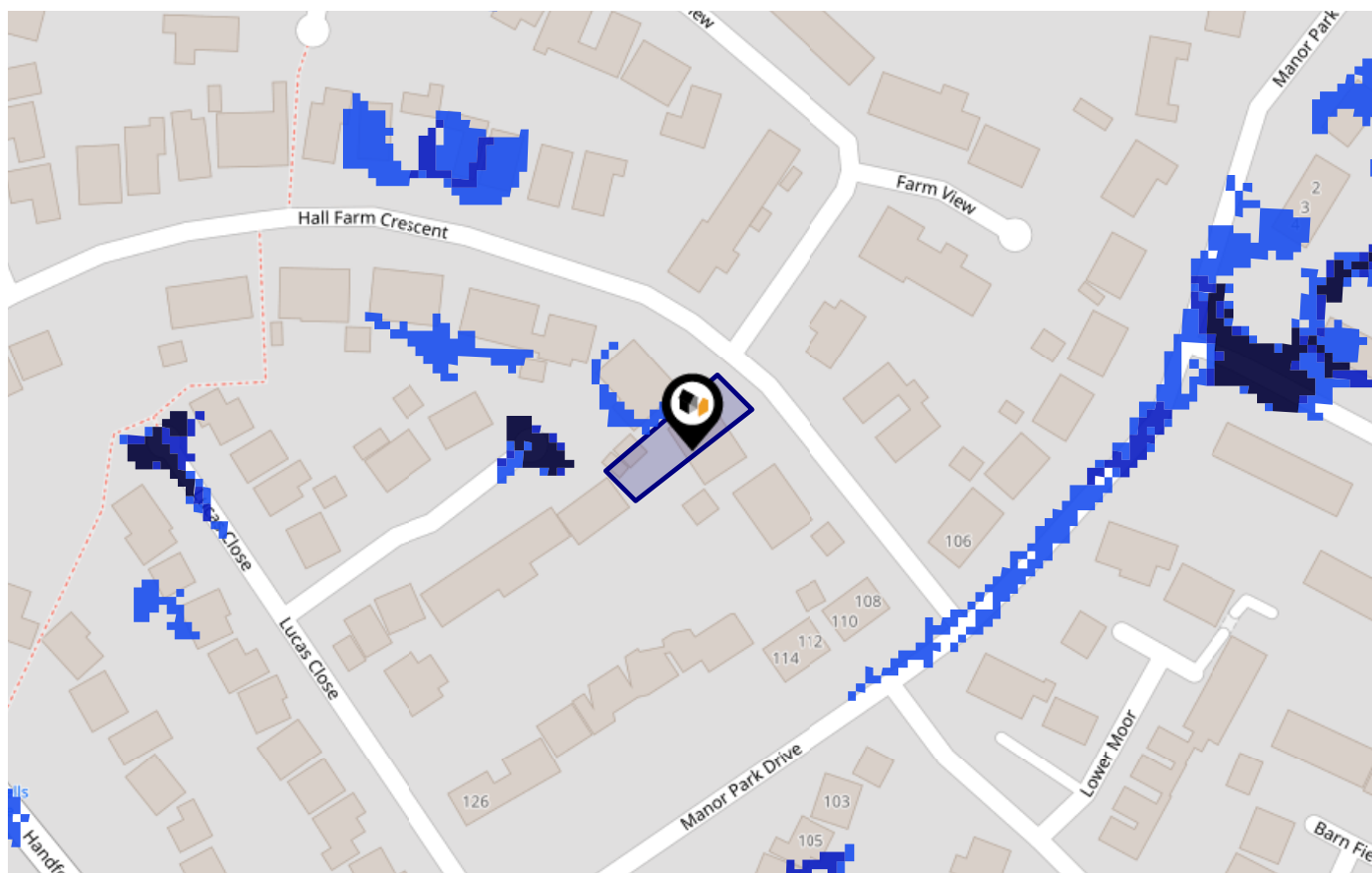


# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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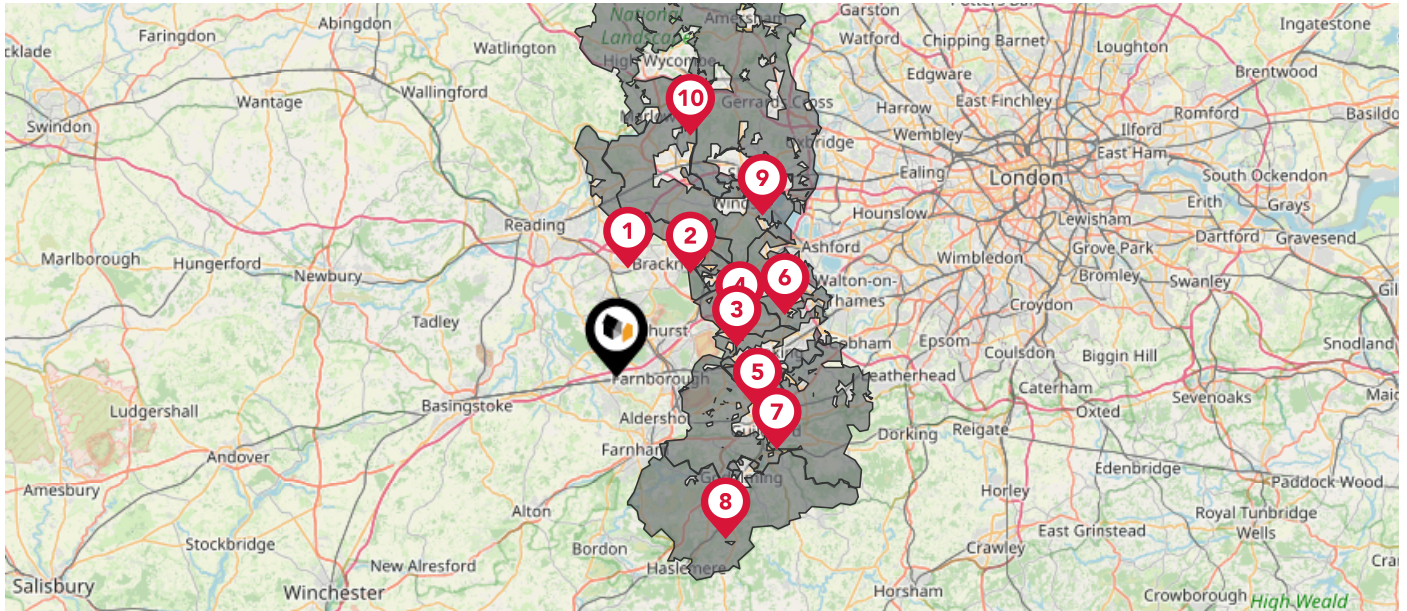


# Maps

## Green Belt



This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

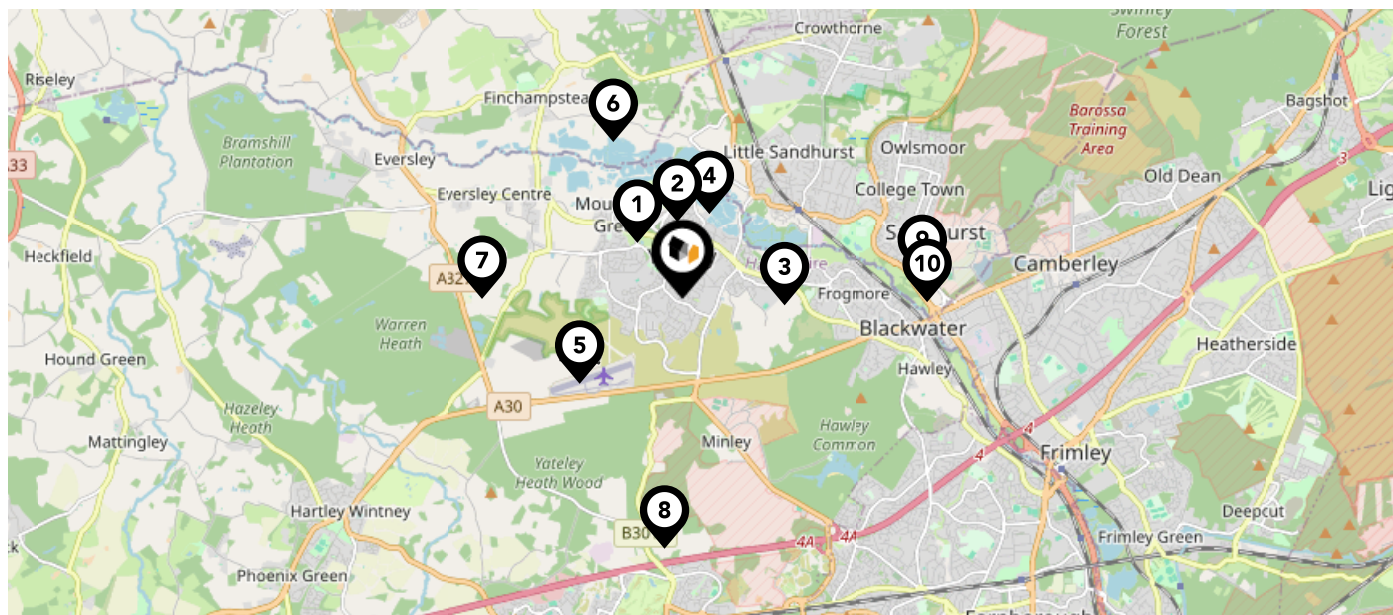
- 1 London Green Belt - Wokingham
- 2 London Green Belt - Bracknell Forest
- 3 London Green Belt - Surrey Heath
- 4 London Green Belt - Windsor and Maidenhead
- 5 London Green Belt - Woking
- 6 London Green Belt - Runnymede
- 7 London Green Belt - Guildford
- 8 London Green Belt - Waverley
- 9 London Green Belt - Slough
- 10 London Green Belt - Buckinghamshire

# Maps

## Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

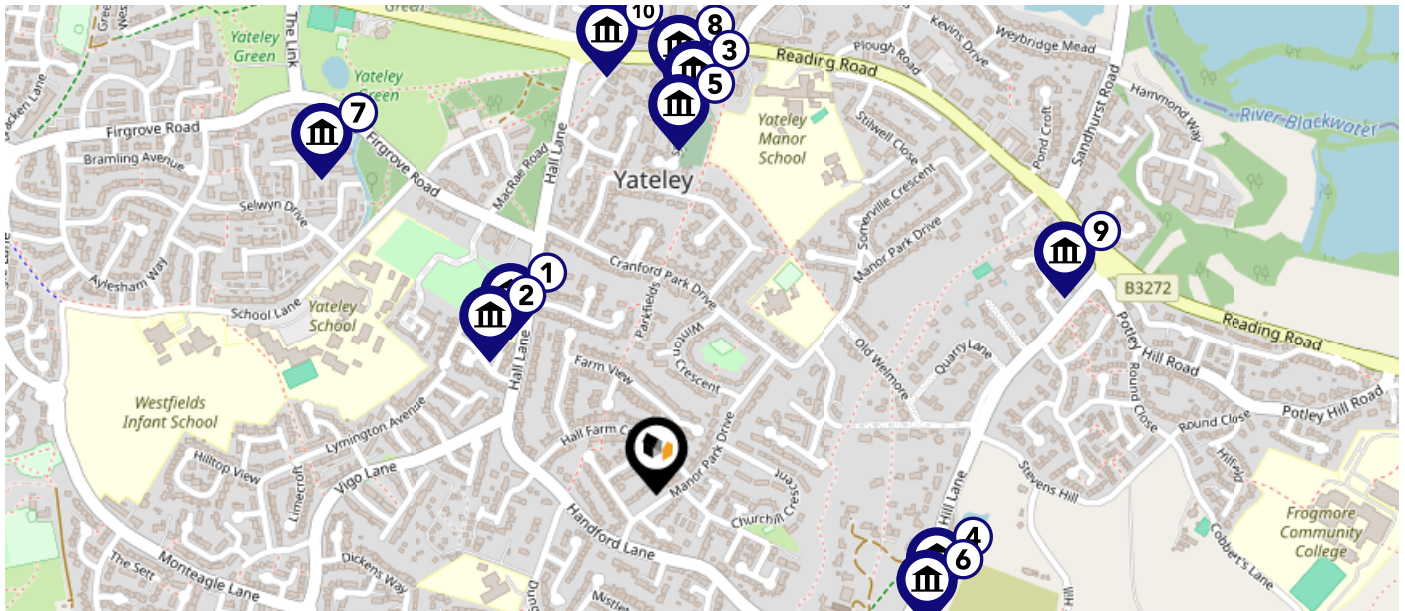
	Ives Close-Yateley	Historic Landfill	
	Land at Chandlers Farm-Chandlers Farm, Eversley	Historic Landfill	
	Clarke's Farm-Reading Road, Blackwater, Near Camberley, Surrey	Historic Landfill	
	Mill Lane-Sandhurst, Berkshire	Historic Landfill	
	Blackbushe Airport-Yateley	Historic Landfill	
	Dell Road-Finchampstead	Historic Landfill	
	Copse Farm-Eversley, Hampshire	Historic Landfill	
	Borrow Pit-Minley Wood	Historic Landfill	
	Fairmead Close-Sandhurst, Berkshire	Historic Landfill	
	York Town Road-College Town	Historic Landfill	











# Maps

## Listed Buildings



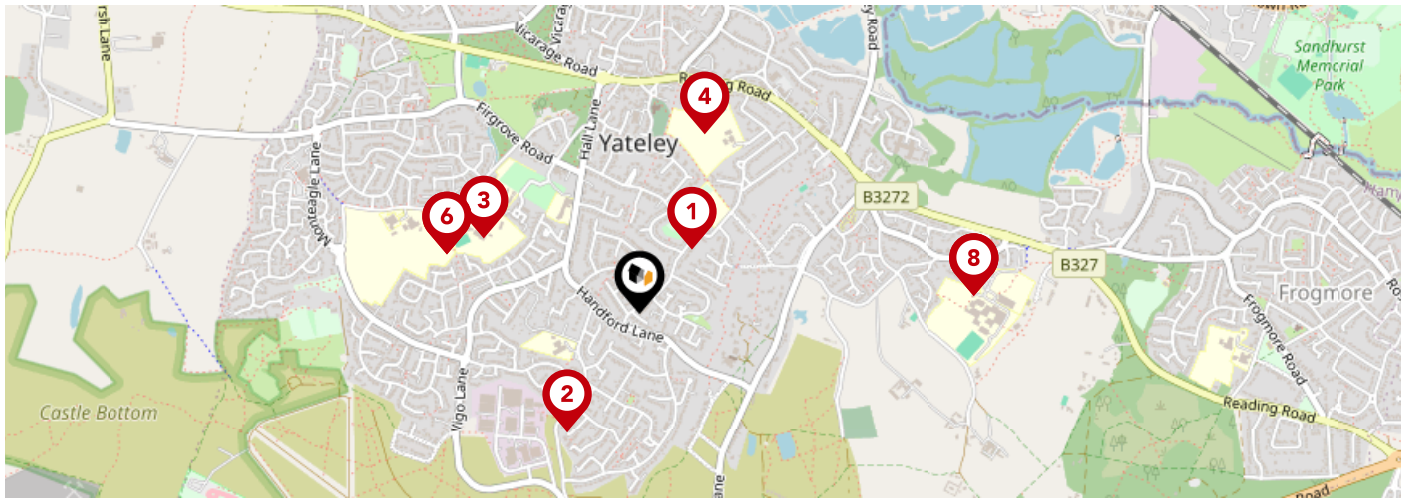
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1244747 - Yateley Hall, Stable Block	Grade II	0.2 miles
 1272233 - Yateley Hall	Grade II	0.2 miles
 1244748 - Ye Olde Vicarage	Grade II	0.4 miles
 1244746 - Thatched Cottage	Grade II	0.4 miles
 1272232 - Church Of St Peter	Grade II	0.4 miles
 1271808 - The Nest	Grade II	0.4 miles
 1405941 - Brookfield House	Grade II	0.5 miles
 1459422 - Yateley War Memorial	Grade II	0.5 miles
 1272227 - Yateley Lodge	Grade II	0.5 miles
 1244753 - The White Lion Public House	Grade II	0.5 miles



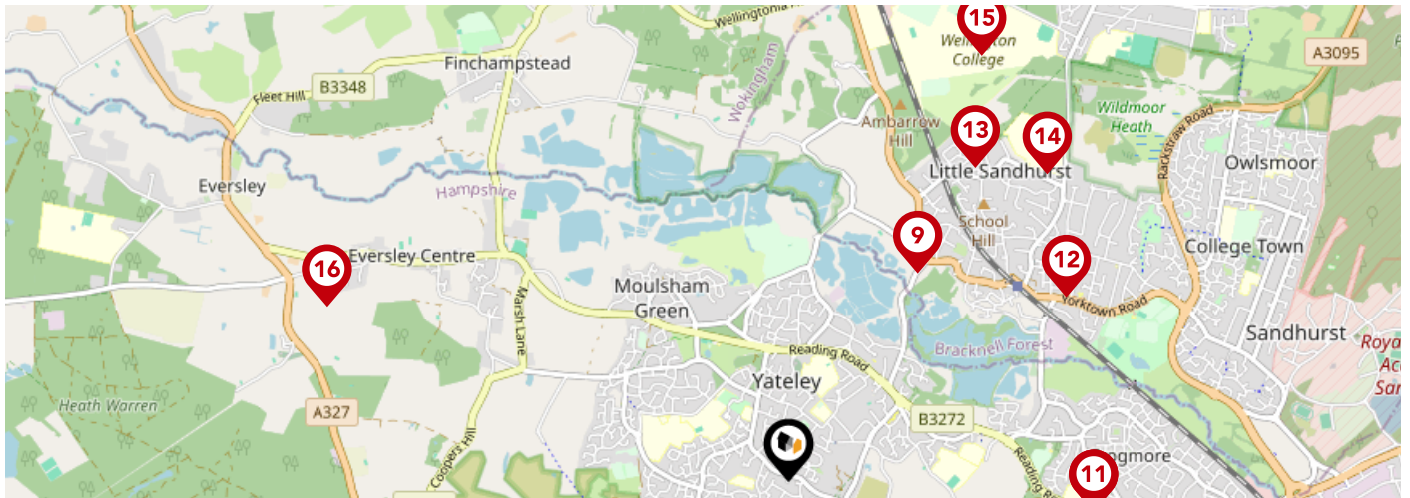
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Cranford Park Primary</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Newlands Primary School</b> Ofsted Rating: Good   Pupils: 170   Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Yateley School</b> Ofsted Rating: Good   Pupils: 1308   Distance:0.4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Yateley Manor School</b> Ofsted Rating: Not Rated   Pupils: 250   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Westfields Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Westfields Junior School</b> Ofsted Rating: Good   Pupils: 358   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Potley Hill Primary School</b> Ofsted Rating: Good   Pupils: 224   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Frogmore Community College</b> Ofsted Rating: Good   Pupils: 714   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



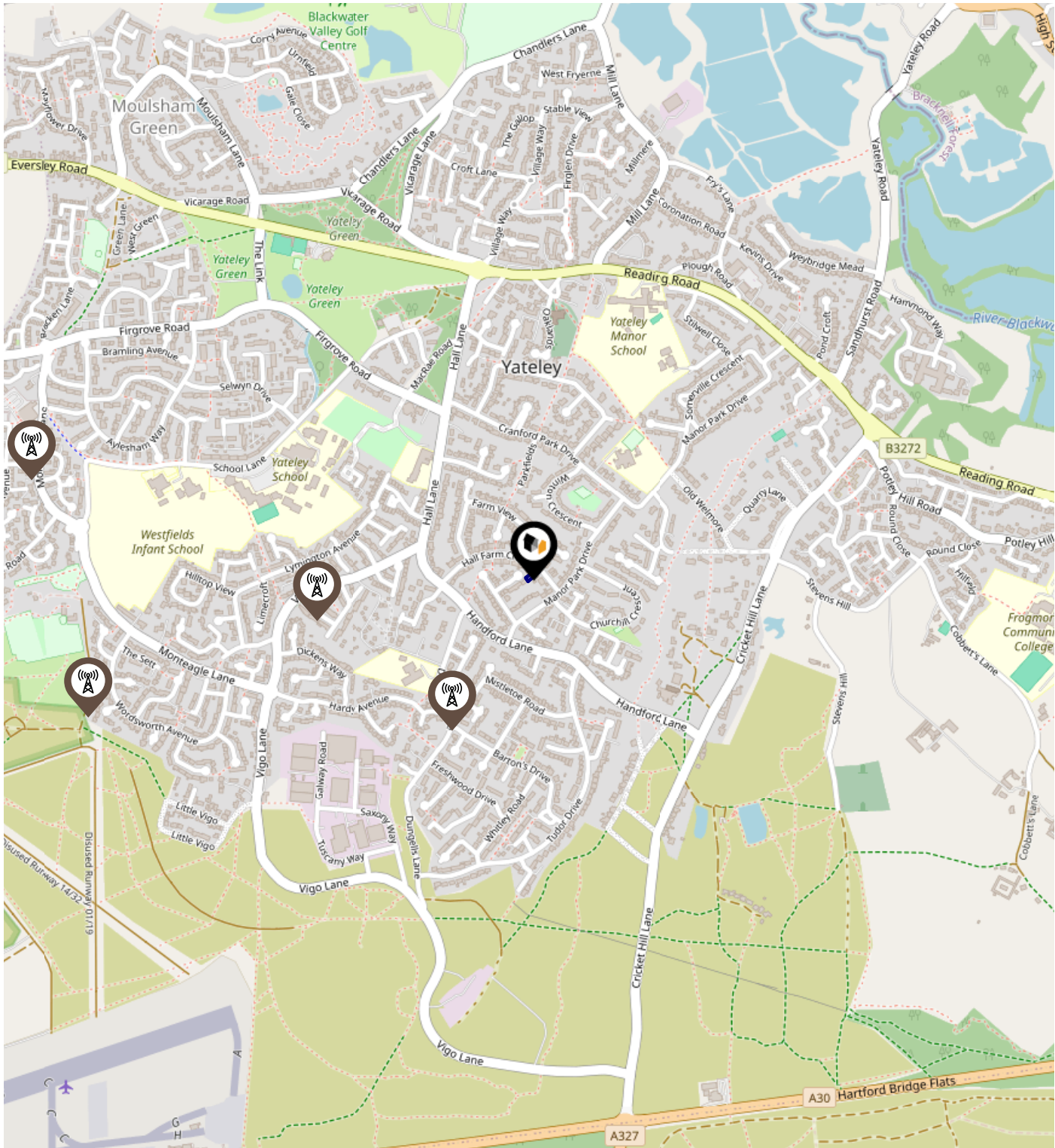
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Michael's Church of England Primary School, Sandhurst</b> Ofsted Rating: Good   Pupils: 195   Distance: 1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Frogmore Junior School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Frogmore Infant School</b> Ofsted Rating: Good   Pupils: 175   Distance: 1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Uplands Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 0   Distance: 1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>New Scotland Hill Primary School</b> Ofsted Rating: Good   Pupils: 228   Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Eagle House School</b> Ofsted Rating: Not Rated   Pupils: 358   Distance: 1.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>Wellington College</b> Ofsted Rating: Not Rated   Pupils: 1101   Distance: 2.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Charles Kingsley's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance: 2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area

## Masts & Pylons



### Key:

- Power Pylons
- Communication Masts



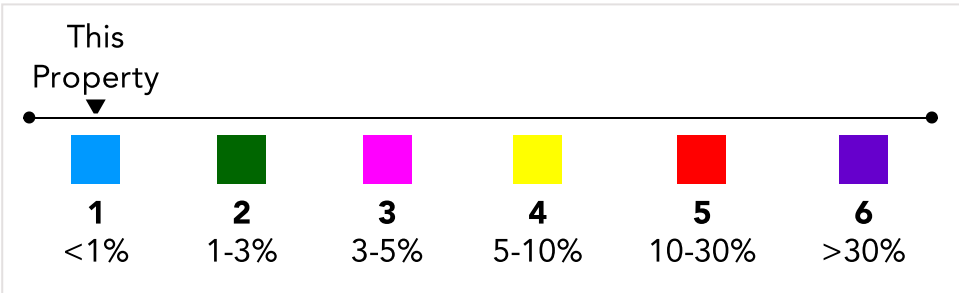
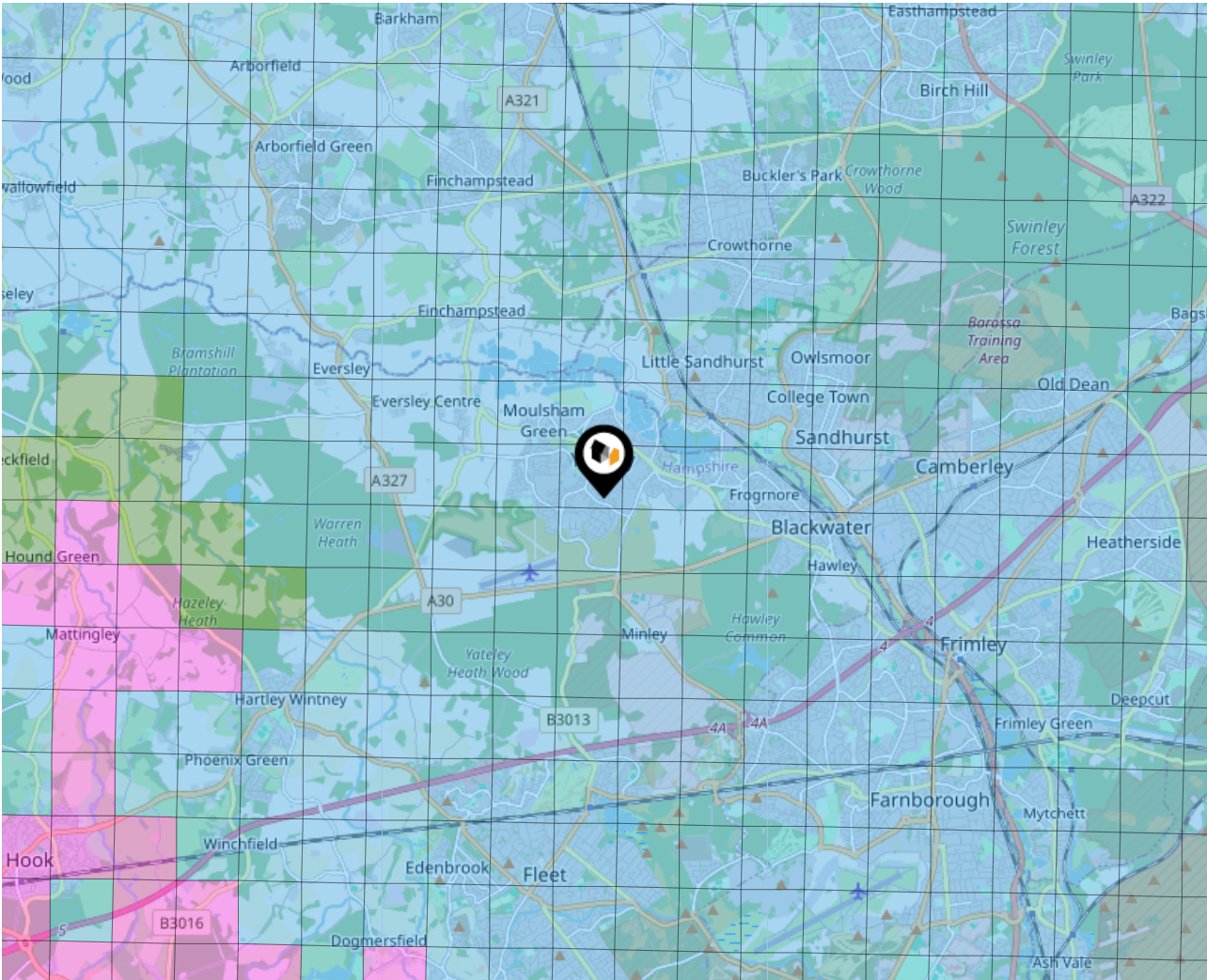
# Environment

## Radon Gas



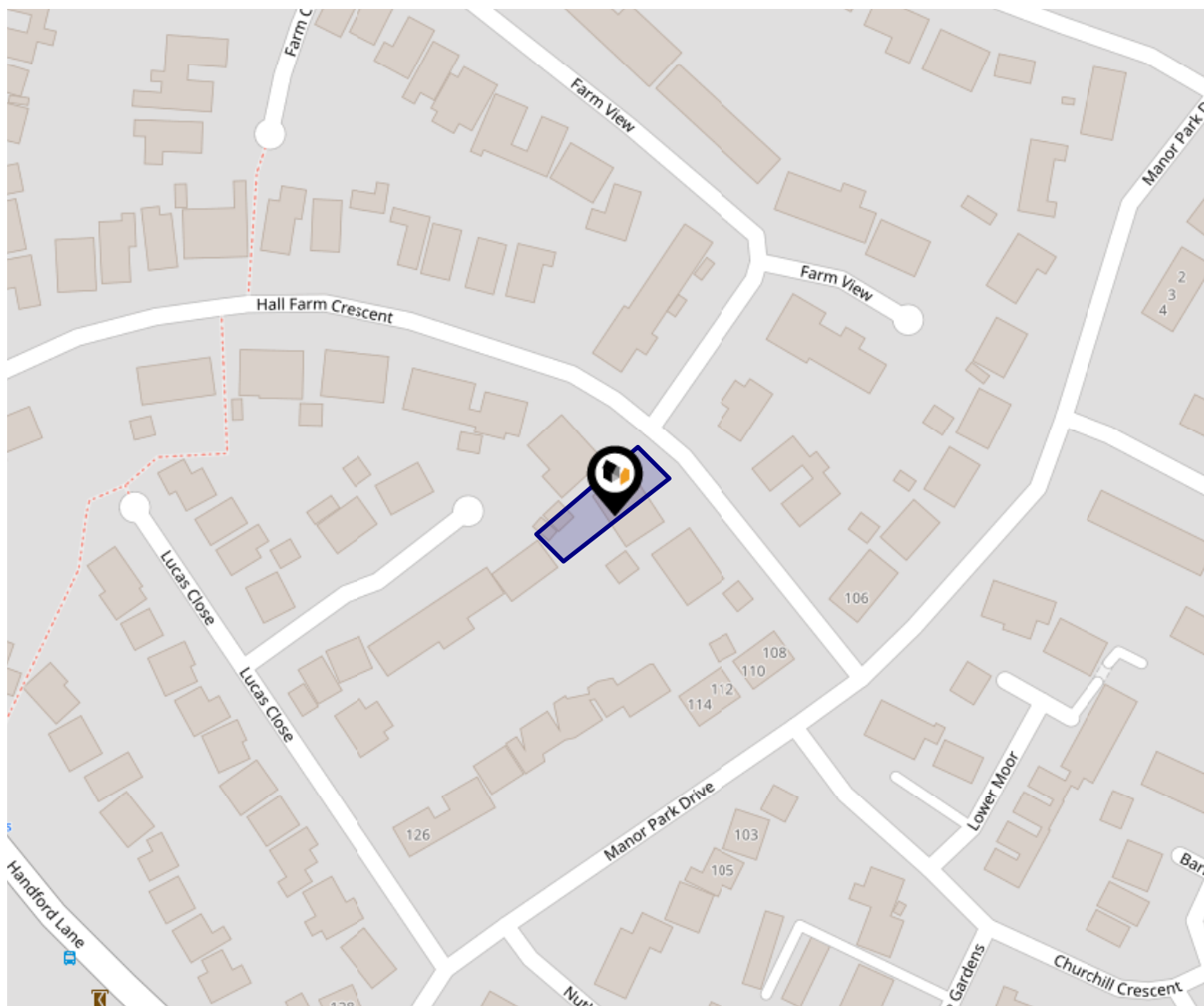
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area

## Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

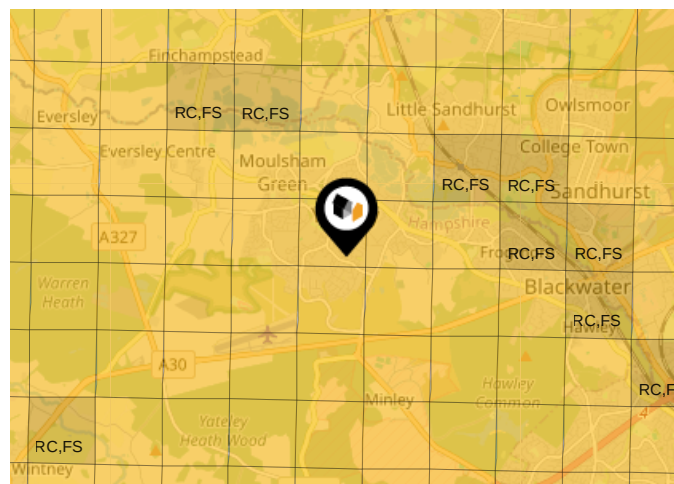
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	SAND TO LOAM
<b>Parent Material Grain:</b>	ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	LIGHT TO MEDIUM		

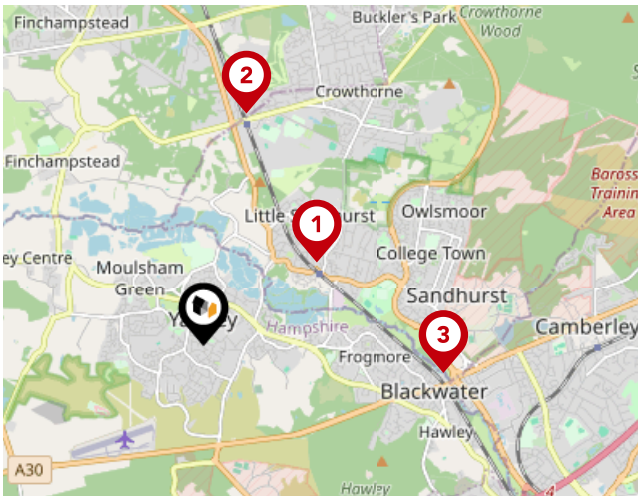


### Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

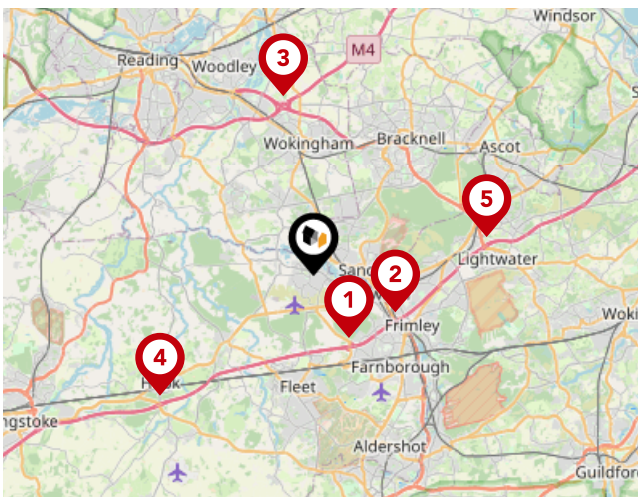
# Area

## Transport (National)



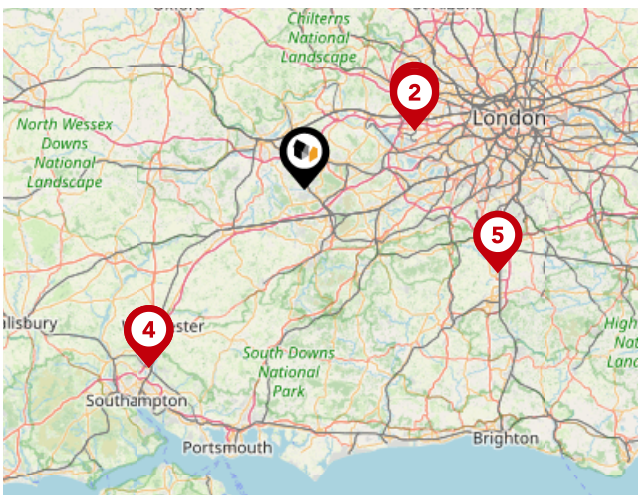
### National Rail Stations

Pin	Name	Distance
1	Sandhurst Rail Station	1.31 miles
2	Crowthorne Rail Station	2.19 miles
3	Blackwater Rail Station	2.24 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	2.65 miles
2	M3 J4	3.33 miles
3	M4 J10	6.73 miles
4	M3 J5	7.24 miles
5	M3 J3	6.59 miles

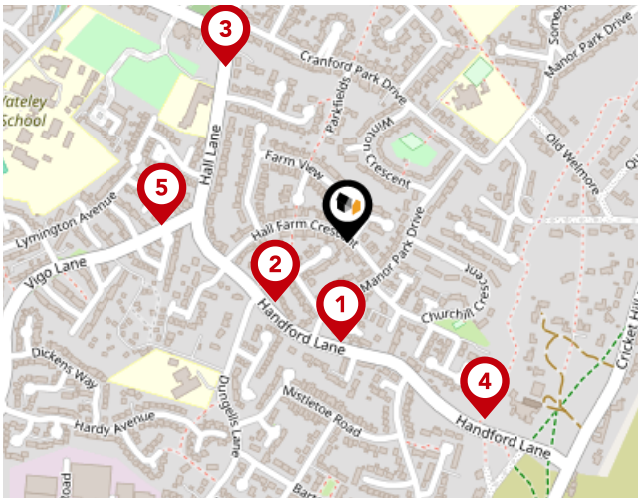


### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	18.84 miles
2	Heathrow Airport Terminal 4	18.55 miles
3	North Stoneham	35.25 miles
4	Southampton Airport	35.25 miles
5	Gatwick Airport	31.33 miles

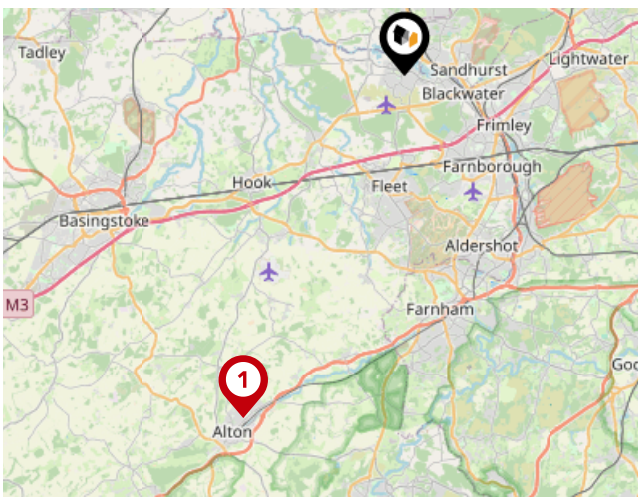
# Area

## Transport (Local)



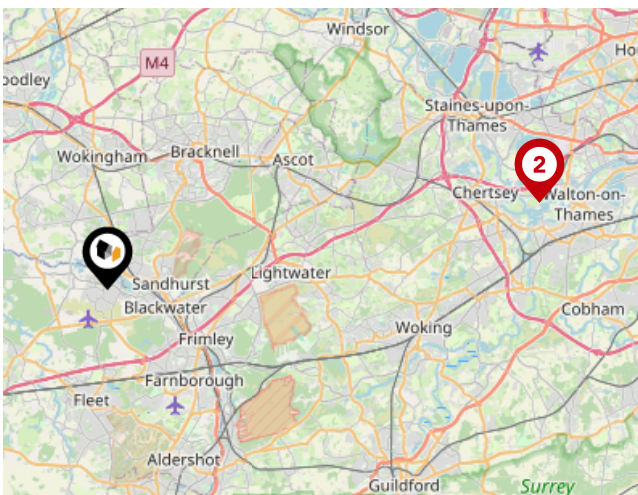
### Bus Stops/Stations

Pin	Name	Distance
1	The Oaks	0.11 miles
2	Dungells Lane	0.11 miles
3	Home Park Road	0.25 miles
4	The Casa Hotel	0.26 miles
5	Coppice Gardens	0.22 miles



### Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	14.04 miles



### Ferry Terminals

Pin	Name	Distance
1	Shepperton Ferry Landing	16.37 miles
2	Weybridge Ferry Landing	16.38 miles

# Avocado Property

## About Us



### Avocado Property

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We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.



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# Avocado Property

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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